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Attorneys for Plaintiff
UNIVERSAL NORTH AMERICA INSURANCE COMPANY

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

UNIVERSAL NORTH AMERICA INSURANCE
COMPANY,

Plaintiffs,

vs.

STATION GVR ACQUISITION, LLC dba GREEN
VALLEY RANCH SPA AND CASINO, a Nevada
Limited Liability Company; DAVID GARCIA,
an individual; LUCAS GRAZIOLI, and
individual; MICHELLE BECK, an individual;
DOES I through X, inclusive; and ROE
BUSINESS ENTITIES I through X, inclusive,

Defendants.

CASE NO.: Case 2:22-cv-00752-CDS-NJK

**STIPULATION AND ORDER THAT THERE
IS NO COVERAGE UNDER THE
UNIVERSAL POLICY FOR THE LOSS AND
TO DISMISS WITH PREJUDICE AS TO
DEFENDANTS STATION GVR
ACQUISITION, LLC dba GREEN VALLEY
RANCH SPA AND CASINO, LUCAS
GRAZIOLI AND MICHELLE BECK, ONLY**

IT IS HEREBY STIPULATED AND AGREED, by and between Plaintiff, UNIVERSAL NORTH
AMERICA INSURANCE COMPANY, by and through its counsel, Bryce B. Buckwalter of KEATING
LAW GROUP, and Defendants, STATION GVR ACQUISITION, LLC dba GREEN VALLEY RANCH SPA
AND CASINO, by and through their attorney of record, Lew Brandon, Jr. of BRANDON | SMERBER
LAW FIRM and Defendants LUCAS GRAZIOLI and MICHELLE BECK, by and through their
attorney of record, Piers R. Tueller of HUTCHINSON & STEFFAN, to the following:

1. A loss took place at the Green Valley Station Hotel on December 5, 2020 arising
out of a flood that originated from an interior hotel room that was putatively/arguably rented/

Universal North America vs. Station GVR Acquisition, et al.
SAO FOR DISMISSAL W/PREJUDICE
CASE NO. Case 2:22-cv-00752-CD-NJK

controlled/occupied by Defendants David Garcia, Lucas Grazioli, and/or Michelle Beck (“Loss”)

2. David Garcia maintained a homeowner’s insurance policy through Universal North America Insurance Company being policy number NVVH0000039680 (“Universal Policy”)

3. Plaintiff Universal North America Insurance Company (“Universal”) filed a Declaratory Relief action against the Defendants on May 11, 2022 as to the Loss and corresponding coverage.

4. Defendants STATION GVR ACQUISITION, LLC dba GREEN VALLEY RANCH SPA AND CASINO and Defendants LUCAS GRAZIOLI and MICHELLE BECK now admit and acknowledge that the terms and conditions of the Universal Policy do not afford any coverage whatsoever to anyone for the Loss.

4. Based on Defendants STATION GVR ACQUISITION, LLC dba GREEN VALLEY RANCH SPA AND CASINO and Defendants LUCAS GRAZIOLI and MICHELLE BECK acknowledgement that the Policy does not afford any coverage for or to anyone as it applies to the Loss, the parties agree that the above-entitled matter as to the three stated Defendants be dismissed with prejudice, each party to bear its own attorney’s fees, costs, and interest.

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Universal North America vs. Station GVR Acquisition, et al.
 SAO FOR DISMISSAL W/PREJUDICE
 CASE NO. Case 2:22-cv-00752-CD-NJK

There is no trial date set in this matter.

DATED this 19th day of September, 2022.

DATED this 19th day of September, 2022.

KEATING LAW GROUP

BRANDON | SMERBER LAW FIRM

/s/ Bryce B. Buckwalter

/s/Lew Brandon, Jr.

Bryce B. Buckwalter
 Nevada Bar No. 7626
 9130 West Russell Road, Suite 200
 Las Vegas, Nevada 89148
 Attorney for Plaintiff
 UNIVERSAL NORTH AMERICA
 INSURANCE COMPANY

Lew Brandon, Jr.
 Nevada Bar No. 5880
 139 E. Warm Springs Road
 Las Vegas, Nevada
 Attorney for Defendant
 STATION GVR ACQUISITION, LLC dba
 GREEN VALLEY RANCH SPA AND CASINO

HUTCHINSON & STEFFAN, PLLC

/s/Piers R. Tueller

Piers R. Tueller
 Nevada Bar No. 14633
 10080 W. Alta Drive, Suite 200
 Las Vegas, Nevada 89145
 Attorneys for Defendants
 LUCAS GRAZIOLI and MICHELLE BECK
 Piers R. Tueller (14633)

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KEATING LAW GROUP
 9130 W. RUSSELL RD., SUITE 200
 LAS VEGAS, NEVADA 89148

ORDER

IT IS HEREBY ORDERED that as to Defendants STATION GVR ACQUISITION, LLC dba GREEN VALLEY RANCH SPA AND CASINO and Defendants LUCAS GRAZIOLI and MICHELLE BECK, the Policy does not afford any coverage for or to anyone as it applies to the Loss, therefore the three stated Defendants are dismissed with prejudice, each party to bear its own attorney's fees, costs, and interest.

IT IS SO ORDERED.

Dated this 22nd day of September, 2022.



CRISTINA D. SILVA
UNITED STATES DISTRICT JUDGE

Submitted by:

KEATING LAW GROUP

/s/ Bryce B. Buckwalter
BRYCE B. BUCKWALTER
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Las Vegas, Nevada 89148
(702) 228-6800 Phone
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Attorneys for Plaintiff
UNIVERSAL NORTH AMERICA INSURANCE COMPANY

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LAS VEGAS, NEVADA 89148

From: [Homero Gonzalez](#)
To: [B. Buckwalter](#)
Cc: [Stephanie Spilotro](#); [Piers R. Tueller](#); [Lewis Brandon](#)
Subject: RE: Universal v. Beck et al
Date: Monday, September 19, 2022 1:02:01 PM
Attachments: [2022.09.14 SAO.docx](#)

Mr. Buckwalter,

I just got back to work this morning. Apologies for the delayed response. You may affix Mr. Brandon's signature to the SAO. Thank you.

Warmest regards,
HOMERO A. GONZALEZ, ESQ.
ASSOCIATE ATTORNEY
BRANDON | SMERBER LAW FIRM
139 EAST WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89119
TEL. (702) 380-0007
FAX. (702) 380-2964

From: B. Buckwalter <bbuckwalter@keatinglg.com>
Sent: Wednesday, September 14, 2022 11:21 AM
To: Homero Gonzalez <H.Gonzalez@bsnv.law>; Piers R. Tueller <ptueller@hutchlegal.com>
Cc: Stephanie Spilotro <sspilotro@keatinglg.com>
Subject: Universal v. Beck et al

Hello everyone, please find our draft SAO as to no coverage and dismissal enclosed. Let me know if I can attach your e-signature. Thanks

Bryce B. Buckwalter, Esq.

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To: [Homero Gonzalez](#); [B. Buckwalter](#)
Cc: [Stephanie Spilotro](#); [Lewis Brandon](#)
Subject: RE: Universal v. Beck et al
Date: Monday, September 19, 2022 1:12:01 PM

Likewise. You have my permission to affix my signature.

Best,

From: Homero Gonzalez <H.Gonzalez@bsnv.law>
Sent: Monday, September 19, 2022 1:02 PM
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Cc: Stephanie Spilotro <sspilotro@keatinglg.com>; Piers R. Tueller <ptueller@hutchlegal.com>;
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